
Land North of Horsham

Environmental Impact Assessment Screening Report

May 2019

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Prepared on behalf of Legal and General

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Checked by:	AM	AM

Barton Willmore LLP
7 Soho Square
London
W1D 3QB

Tel: 020 7446 6888



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1 INTRODUCTION

- 1.1 This report has been prepared by Barton Willmore, Institute of Environmental Management and Assessment (IEMA) Quality Mark registrants, on behalf of Legal and General (Strategic Land North Horsham) Limited ('L&G'). This report accompanies a request to Horsham District Council (HDC) to adopt a Screening Opinion to determine whether a reserved matters application, pursuant to DC/16/1677, in connection with the proposed Principal Access Works which includes landscaping, drainage and associated works on land north of Horsham, West Sussex, constitutes Environmental Impact Assessment (EIA) development.
- 1.2 This report has been prepared in accordance with the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, as amended¹ (the "EIA Regulations") and in accordance with Regulation 5 (3) of the EIA Regulations, this report has included and considered the following information:
- a) A plan sufficient to identify the land;
 - b) Sufficient information to enable the relevant planning authority to identify any planning permission granted for the development in respect of which a subsequent application is to be made;
 - c) An explanation of the likely effects of the development which were not identified at the time that the planning permission was granted; and
 - d) Such other information or representations as the person making the request may wish to provide or make.

Requirement for EIA

- 1.3 In order to determine whether the proposed reserved matters application constitutes EIA development, regard must be had for the EIA Regulations and also the supporting Planning Practice Guidance (PPG)².
- 1.4 Regulation 8 (2) provides for the submission of subsequent applications (such as the Reserved Matters Application) and states that:

"Where it appears to the relevant planning authority that the environmental information already before them is adequate to assess the environmental effects of the development, they shall take that

¹ SI 2011/1824, as amended by SI 2015/660. Note that Regulation 76 of the Town and Country Planning (Environmental Impact Assessment) Regulation 2017, as amended, state that where an Applicant has submitted an ES under the 2011 regime then the 2011 Regulations will continue to apply.

² <http://planningguidance.planningportal.gov.uk/blog/guidance/environmental-impact-assessment/>

information into consideration in their decision for subsequent consent."

- 1.5 Paragraph 056 (Reference ID: 4-056-20170728) of the PPG concerns multi-stage consents, such as in the instance of the proposed development, and states:

"Where a consent procedure involves more than one stage (termed a 'multi-stage consent'), for example, a first stage involving a principal decision (such as an outline planning permission) and the other an implementing decision (such as reserved matters), the likely significant effects of a project on the environment should be identified and assessed at the time of the procedure relating to the principal decision ... However, if those effects are not identified or identifiable at the time of the principle decision, an assessment must be undertaken at the subsequent stage."

- 1.6 An EIA was carried out to support the outline planning application DC/16/1677 in 2016 and planning approval was granted in March 2018. In order to determine whether further assessment needs to be carried out this report includes detailed information in chapter 3, including a Screening Checklist based on the requirements of the EIA Regulations.
- 1.7 As discussed further within this report, the reserved matters application for the proposed development is in accordance with the parameters assessed at the outline planning stage. The approved land use plan is shown at Appendix 2. A site location plan showing the redline boundary of the reserved matters application is included at Appendix 1, for information.

2 THE SITE AND DEVELOPMENT

Site Context

- 2.1 The site (as shown at Appendix 1) is located approximately 2.4km to the north of Horsham town centre, adjacent to the north of the A264 and to both the east and west of Rusper Road. The site lies within the administrative boundary of HDC.
- 2.2 The site is bound to the south by the urban edge of Horsham, which includes numerous residential properties and retail and commercial premises further to the south. Community facilities including playing fields, sports and leisure facilities, Holbrook Primary School and Holbrook Community Centre are located to the south west of the site and All Saints Church of England Primary School and Saint Robert Southwell Catholic Primary School are located to the south and south east of the site, respectively. The Arun Valley Railway Line runs in a north easterly direction, approximately 750m to the south of the site, with the closest railway station in Littlehaven, located approximately 1km to the south of the site.
- 2.3 Adjacent to the west of the site is Moat House Farm, comprising The Moated House (Grade II Listed Building) and surrounding farmland, with Old Holbrook Road, Holbrook Park, and Holbrook Park House (Grade II Listed Building) further to the west. In the wider area, a brick works site, sewage works and Brockhurst Wood landfill site are located approximately 1.8km to the north west of the site. To the north of the site lies farmland, Old Hawksbourne Farmhouse (Grade II Listed Building) and parcels of dense woodland beyond.
- 2.4 Bush Lane travels in an easterly direction from Rusper Road towards Bush Copse, Castle Copse and Owlscastle Farm. Channells Brook is located less than 100m to the east of the site and runs in a broadly east to south-west direction, in culvert beneath the A264.

Site Description

- 2.5 The site is centred at National Grid Reference (NGR) TQ 1897 3355 and has a total site area of approximately 1.6 hectares (ha) (see location plan at Appendix 1). The site comprises two distinct parcels of land:
- a) A parcel to the west of Rusper Road, comprising 1.4ha, which extends between the A264 roundabout and Moat House Farm; and
 - b) A parcel to the east of Rusper Road, comprising 0.2ha, which is located approximately 70m to the north east of the A264 roundabout.

- 2.6 Both parcels comprise agricultural land, with some intermittent trees and low-lying hedgerows bordering Rusper Road and the A264. The parcel to the west of Rusper Road includes a section of the entrance road to Moat House Farm, which also comprises a Public Right of Way (PRoW).

Planning History

- 2.7 Outline planning permission (ref. DC/16/1677) was granted in March 2018 for *'up to 2,750 dwellings, 46,450 m² of commercial floorspace, 2 primary schools, site for a secondary school, 'early years' and special needs provision, local centres, retail provision, community centre, land for a parkway railway station, open space, landscape buffers, land for a cemetery, commercial leisure facilities and infrastructure improvements'* on land to the north of Horsham, north of the A264 between Langhurstwood Road and Wimland Road. The approved land use plan is included at Appendix 2.
- 2.8 This scheme constituted EIA development and therefore an Environmental Statement (ES) was prepared in July 2016 and submitted in support of the outline planning application (hereafter referred to as the "2016 ES"). Legal and General are now proposing a reserved matters planning application to deliver the principal access works, as outlined below, required to deliver planning permission ref. DC/16/1677. This is fully in accordance with outline permission and is the subject of this screening request.

Development

- 2.9 The development comprises the following on land north of Horsham:

'Reserved matters application (layout and landscaping) pursuant to outline planning permission DC/16/1677 including Sustainable Drainage Systems (SuDS) attenuation ponds to the east and west of the approved Rusper Road and an acoustic bund to the north of the A264 and west of the improved Rusper Road'.

Mitigation

- 2.10 The following mitigation measures were proposed within the 2016 ES and these have been taken into consideration within the preparation of this report, where relevant:
- A Construction Environmental Management Plan (CEMP) will be prepared by the principle contractor and submitted to HDC for agreement in writing prior to the start of works which will detail how the effects of the proposed works will be managed and, where necessary, mitigated. Mitigation measures within the CEMP should include:

- (i) Dust control measures to minimise air quality effects;
- (ii) Methods to reduce noise and vibration including locating any noisy plant and equipment away from existing dwellings and screening plant to reduce noise, and to agree appropriate operational hours;
- (iii) Avoiding works in the floodplain wherever possible and safe storage of plant or contaminants;
- (iv) Measures to follow in the event of a spillage;
- Implementation of a Quality, Safety, Health, and Environment Plan (QSHE);
- Preparation of a Site Waste Management Plan;
- Archaeological watching brief during groundwork including geotechnical investigations;
- Site layout plan to ensure machinery and dust-causing activities are located as far away from receptors as possible;
- Management plans for woodland parcels and retained hedgerows;
- Lighting design for the development to employ measures to minimise light spill onto adjoining habitats;
- Preparation of a landscape and planting scheme; and
- Inclusion of SuDS measures within the design.

2.11 Standard, best practice mitigation measures will be implemented in accordance with all relevant legislation. The 2016 ES concluded that the design of the development, as well as the proposed construction phasing programme and the incorporation of the mitigation measures, has resulted in a scheme which has successfully minimised any significant environmental effects.

3 SCREENING ASSESSMENT

Introduction

- 3.1 In determining whether the proposed reserved matters application requires further assessment paragraph 056 of the PPG states that:

“To minimise the possibility that further environmental information is required at a later stage of a multi-stage consent procedure, it is considered that ...:

- where an application is made for an outline permission with all matters reserved for later approval, the permission should be subject to conditions or other parameters ... which ‘tie’ the scheme to what has been assessed; and
- while applicants are not precluded from having a degree of flexibility in how a scheme may be developed, each option will need to have been properly assessed and be within the remit of the outline permission.”

- 3.2 With regard to the first bullet point, the proposed reserved matters application is in accordance with the approved development parameters.

- 3.3 With regard to the second bullet point, a review of the environmental topics included in the 2016 ES which accompanied the outline application is provided in Table 1 below. This confirms that there have been no material changes to the scheme or baseline which require further assessment.

Table 1: Review of the Reserved Matters Application

Topics in the 2016 ES	Reserved Matters Application Assessment Review
Socio Economics	The 2016 ES included the social and economic baseline profile of Horsham District, including population trends, economic activity employment, income, forward projections for employment and population growth, and community facilities as well the effect of the development on employment in the construction phase and the provision of housing to meet the housing need. The assessment identified that there was capacity within Horsham’s primary schools according to admissions data, to provide sufficient capacity in existing schools to cater for the new population. In addition, the assessment identified that the provision of new health facilities in the local centre at North Horsham will at least meet the needs arising from the anticipated resident population associated with the development. Most of the socio-economic benefits of the proposed development were considered strongly positive and hence do not require mitigation. The access works proposed in the reserved matters application do not increase development in the area. No further assessment work is required as part of the reserved matters application as the ES conclusions remain valid.
Contamination and Remediation	The 2016 ES considered the likely effects that development of the site may have on geology and soils, including groundwater. The ground conditions have not changed and the implementation of best practice measures during the remediation and construction phases remains appropriate mitigation. Management systems will ensure that all parties involved are suitably competent and make all necessary arrangements to ensure that adverse effects of their activities are eliminated or

Topics in the 2016 ES	Reserved Matters Application Assessment Review
	minimised. A CEMP will be prepared by the principle contractor and submitted to HDC for agreement in writing prior to the start of works.
Agricultural Land	The 2016 ES considered the effects of the loss of the agricultural land resource; loss of any best and most versatile quality agricultural land; potential loss of or damage to soil resources; and impacts on the farm holdings. There are no universally applicable measures for the mitigation of the direct permanent loss of agricultural land. The primary measures to mitigate the loss of soil resources during the construction activities will be set out in a Soil Resources Plan. There will also be compliance with DEFRA's Construction Code of Practice for the Sustainable Use of Soils on Construction Sites ³ . No additional agricultural land will be lost as a result of the reserved matters application and therefore no additional assessment work is required.
Landscape and Visual	The 2016 ES identified that although there will be a notable change to the current rural landscape character of the application site, the proposed development will retain the majority of the landscape elements, including the hedgerows, trees and wooded areas. In addition, the scheme will create substantial new areas of natural greenspace and open space. In relation to views, the longer-term residual effect will result in beneficial or not significant effects in the majority of viewpoints. Therefore, the assessment concluded the development will result in overall beneficial effects. No new landscape designations have been implemented and the application is within the parameters assessed. Mitigation remains unchanged and no additional assessment work is required.
Ecology	The 2016 ES assessed the effects of the development at the construction and operational phases of the development looking at baseline and future conditions. Some minor adverse effects to ecological receptors were highlighted during the construction phase but once operational, the completed scheme will incorporate green infrastructure and create ecological network provision which will buffer habitats from the development and could also provide enhanced opportunities and moderate beneficial effects for biodiversity and increase ecological connectivity. In line with the conditions, all works will be undertaken in regard to approved ecological mitigation strategies. Overall, the Ecological Impact Assessment concluded that no significant impacts on ecological receptors would arise from the scheme following the implementation of the mitigation measures. It is considered unlikely that the baseline conditions will have changed significantly such that likely significant effects would arise that were not assessed in the 2016 ES. No additional assessment work is required.
Archaeology and Heritage	The reserved matters application falls within the previously assessed maximum quantum of development and complies with the assessed parameters in full. Therefore, no further assessment work is required. The implementation of the archaeological fieldwork, (a Written Scheme of Investigation), the scope of which will be agreed with HDC, will ensure that there will be no significant adverse effects. The Written Scheme of Investigation will be submitted with the planning application. The mitigation remains valid and no additional assessment work is required.
Transport and Access	The 2016 ES assessed the effects during construction and the operational development, looking at baseline and future baseline conditions. The temporary construction effects and permanent operational effects will be mitigated through a series of measures including the Transport Assessment and Travel Plan. The reserved matters application falls within the previously assessed maximum quantum of development and complies with the assessed parameters in full. Therefore, no further assessment work is required.
Air Quality	The assessment contained within the 2016 ES considered the likely significant effects of the construction and operational phases of the development on dust and air quality. Mitigation measures including those set out within the CEMP will be implemented. The site layout for construction works will be arranged to ensure that machinery and dust causing activities are located as far away from sensitive receptors as possible. Similarly, the air quality effects of road traffic by the proposed development, due to the land use masterplanning, are considered to be not significant for human health receptors. There may be some minor adverse impacts on woodland habitat within the scheme, which will be minimised through sensitive masterplanning. There have been no new Air Quality Management Areas

³ DEFRA, 2009, Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.

Topics in the 2016 ES	Reserved Matters Application Assessment Review
	(AQMAS) designated in the area since the submission of the 2016 ES. The site is not located within proximity to any AQMAS. The reserved matters application falls within the previously assessed maximum quantum of development and complies with the assessed parameters in full. Therefore no further assessment work is required.
Noise and Vibration	The assessment contained within the 2016 ES considered the likely significant effects of the construction and operational phases of the development on the noise and vibration within the surrounding area. In particular, it considers the likely significant effects of the existing and future noise climate to the proposed use of the site, the effect of noise from the site to the existing and future noise climate and the effect of construction noise and vibration to existing and proposed noise sensitive receptors. Noise and vibration levels as a result of the construction works will be minimised by suitable mitigation set out in the CEMP, to be agreed with HDC once a contractor has been appointed and secured through a suitable planning condition. The reserved matters application falls within the previously assessed maximum quantum of development and complies with the assessed parameters in full in the areas adjacent to sensitive receptors. Therefore no further assessment work is required.
Surface Water and Hydrology	The reserved matters application is within the previously assessed maximum quantum of development and complies with the assessed parameters in full. Therefore no further assessment work is required. A drainage strategy will be submitted in support of the reserved matters application as required by planning condition. Surface water run-off and foul water drainage will be managed on-site during the construction and operational phases. SuDS would be considered, and appropriate drainage design would be included within the planning application documents including a Surface Water Drainage Strategy, Foul Drainage Scheme and Flood Risk Assessment (FRA).

Schedule 3

- 3.4 Schedule 3 of the EIA Regulations sets out selection criteria which relate to specific matters including: the characteristics of the development; the location of the development; and the characteristics of the potential impact. These factors should be taken into account as part of the screening process and are set out below:

Characteristics:

- The size and design of the whole development;
- Cumulation with other existing development and/or approved development;
- The use of natural resources, in particular land, soil, water and biodiversity;
- The production of waste;
- Pollution and nuisances;
- The risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge; and
- The risks to human health (for example, due to water contamination or air pollution).

Location:

- The existing and approved land use;
- the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground; and
- The absorption capacity of the natural environment.

Potential Impact:

- The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- The nature of the impact;
- The transboundary nature of the impact;
- The intensity and complexity of the impact;
- The probability of the impact;
- The expected onset, duration, frequency and reversibility of the impact;
- The cumulation of the impact with the impact of other existing and/or approved development; and
- The possibility of effectively reducing the impact.

- 3.5 A comprehensive screening checklist, based on Schedule 3 of the EIA Regulations, is provided below.

Consideration of Cumulative Effects

- 3.6 Schedule 4 of the EIA Regulations requires consideration of a development cumulatively with other existing and/or approved development. Guidance on the consideration of cumulative effects in the EIA screening process is set out in the PPG, which echoes the requirements of the EIA Regulations:

‘Each application (or request for a Screening Opinion) should be considered on its own merits. There are occasions where other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development.’

- 3.7 The committed developments listed in Table 2 were previously identified in the 2016 ES for consideration for likely significant cumulative effects with the outline development. As three years have passed, an update has been provided on the status of the identified developments. Any developments which have since been fully completed will not be considered within this

screening report for the reserved matters application as they no longer fall within the definition of the PPG and instead represent the baseline environment.

Table 2: Committed Developments Considered in the 2016 ES

Scheme	Description	Status in 2016	Update
DC/09/2138 Land East of A24 Worthing Road, Horsham	Development primarily of up to 1044 dwellings including provision of employment floor space, fire station, community centre and expanded school facilities.	Permitted 18 th March 2010	This development has been partially constructed.
DC/09/2101 Land South of Broadbridge Heath, Old Wickhurst Lane, Broadbridge Heath	Erection of 963 residential units, community facility including land for a primary school, neighbourhood centre, youth and recreational facilities, other formal and informal open space, landscaping, environmental works, transport and access arrangements.	Permitted 12 th April 2010	This development has been partially constructed.
DC/10/1612 Holmbush Farm Landfill Site, Crawley Road, Faygate	Development of approximately 2500 dwellings, new access from A264 and a secondary access from A264, neighbourhood centre, comprising retail, community building with library facility, public house, primary care centre and care home, main pumping station, land for primary school and nursery, land for employment uses, new rail station, energy centre and associated amenity space.	Permitted 29 th October 2010	This development has been partially constructed.
DC/13/0735 Land East of Billingshurst to North and South of A272, East Street, Billingshurst	Demolition of existing buildings and structures and redevelopment to provide up to 475 residential dwellings, land to accommodate a new primary school and land to accommodate an extension to existing doctors' surgery, land for new dentist's surgery and creche (falling within Class D1), with associated access and play space.	Permitted 24 th July 2013	This development has been partially constructed.
DC/14/0590 Land West of Worthing Road, Southwater	Residential development of up to 540 dwellings and 54 retirement living apartments, associated vehicular, cycle and pedestrian access, drainage and landscape works.	Permitted 21 st July 2014	This development has been partially constructed.
DC/10/0088 Faygate Sawmills, Faygate Lane, Faygate	Demolition of existing buildings, construction of 148 retirement units, 1 warden's unit, 50 bed care home, visitor accommodation, central facilities building, shop, medical centre, provision of open space, balancing pond, landscaping and access.	Permitted 5 th August 2010	This development has been partially constructed.
DC/14/1624 Novartis Pharmaceuticals	Demolition of existing social club and redevelopment of site so as to accommodate 160 dwellings	Permitted 12 th December 2014	This development has been partially constructed.

Scheme	Description	Status in 2016	Update
UK Limited, Parsonage Road, Horsham	together with new access arrangements and landscaping works.		
DC/10/0939 Land South of Groomsland Drive and Gillmans Industrial Estate, Marringdean Road, Billingshurst	Erection of 150 dwellings (comprising 47 x 2-bed, 49 x 3-bed, 38 x 4-bed and 16 x 5-bed) with associated works and landscaping.	Permitted 20 th November 2011	This development has been partially constructed.
13/02994/OUT Land at Pease Pottage Golf Driving Range	Redevelopment to provide up to 95 residential dwellings along with associated parking, access.	Permitted 5 th December 2013	This development has been partially constructed.
DC/14/2582 Land to the west of Mill Straight, Worthing Road, Southwater	Residential development of up to 193 No. dwellings (including affordable housing) and associated works (Outline).	Permitted 18 th September 2015	This development has been partially constructed.
DC/13/2408 Land North of Old Guildford Road, Broadbridge Heath	Outline application for the erection of up to 165 residential dwellings (use class C3) including affordable housing, a 60-bed care home (use class C2) with separate staff accommodation, two new vehicular accesses, associated infrastructure, groundworks, open space and landscaping.	Permitted 18 th May 2015	This development has been partially constructed.
DC/14/0476 Wealdon, Langhurst Wood Road, Horsham	Erection of units for Class B2 (6695 sqm) and Class B8 (8185 sqm) Uses from outline application DC/09/2355 (Approval of Reserved Matters).	Permitted 27 th June 2014	This development has been partially constructed.
Site allocation Policy 13 South of Billingshurst	Around 150 homes and associated infrastructure	In pre-application stage	Remains allocated
Draft site allocation Policy DP9a East of Pease Pottage	Around 600 homes with a hospice, community café and a primary school	In pre-application stage	Remains allocated

3.8 The committed developments listed in Table 3 fall within the definition of the PPG and have been granted planning permission and comprise new applications since submission of the 2016 ES.

Table 3: Committed Developments Post the 2016 ES

Scheme	Description	Distance and direction from the site
DC/17/2131 Nowhurst Business Park Guildford Road Broadbridge	Outline application for the development of up to 26,942sqm (gross internal area) for B1c (industrial processes), B2 (general industrial) and B8 (storage and distribution) employment uses with ancillary offices, car	5.2km to the west of the site.

Scheme	Description	Distance and direction from the site
	parking, associated drainage works, landscaping and service yard areas. All matters reserved except for access. Approved in February 2019.	
DC/18/2687 Former Novartis Site Parsonage Road Horsham West Sussex	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. Currently being considered, expected to be determined at committee in June 2019.	2km to the south of the site.
DC/17/2481 Land To The West of Phase 1 Kilnwood Vale Crawley Road Faygate West Sussex	Outline planning application for the development of approximately 227 dwellings (between 204 and 250 dwellings) with the construction of a new access from Calvert Link, a pumping station and associated amenity space (all matters reserved except for access). Approved in October 2018.	4km to the north east of the site.
DC/16/2855 The Holbrook Club North Heath Lane Horsham West Sussex RH12 5PJ	Residential development of playing fields providing for 58 new dwellings including a new access from Jackdaw Lane. Approved August 2017. Currently under construction.	1.1km to the south west of the site.
DC/16/2937 Winterton Court Horsham West Sussex	Demolition of existing dwellings and erection of 65 homes with associated car parking and external works. Approved in March 2017.	3km to the south of the site.
DC/13/2408 Land North of Old Guildford Road Broadbridge Heath West Sussex	Outline application for the erection of up to 165 residential dwellings (use class C3) including affordable housing, a 60-bed care home (use class C2) with separate staff accommodation, two new vehicular accesses, associated infrastructure, groundworks, open space and landscaping (Outline) (Development affects the setting of a Listed Building). Currently under construction.	4.1km to the south west of the site.
DC/14/0590 Land West of Worthing Road Southwater West Sussex	Residential development of up to 540 dwellings and 54 retirement living apartments, associated vehicular, cycle and pedestrian access, drainage and landscape works (Outline) (Development affects the setting of a Listed Building). Currently under construction.	7.6km to the south west of the site.
DC/17/1087 Bovis Homes Development Site Rusper Road Ifield West Sussex	Non material amendment to previously approved application DC/16/1533 (Development of up to 95 dwellings with associated open space and landscaping with all matters reserved, except for access). Proposed amendment to site layout to facilitate construction of site drainage. Approved in June 2017.	5.5km to the north east of the site.
DC/16/2917 Rudgwick Metals Ltd Church Street Rudgwick Horsham West Sussex RH12 3EB	Demolition of 2 x existing dwellings, industrial and agricultural outbuildings and erection of 55 dwellings, 3 x offices (B1 Use Class) and industrial building extension (B2 Use Class) with associated access, drainage and landscape works. Currently under construction.	9.8km to the west of the site.

Table 5: Screening Assessment for Reserved Matters Application at Land North of Horsham, West Sussex

SCREENING CRITERIA	PROPOSED DEVELOPMENT
1. CHARACTERISTICS OF THE DEVELOPMENT	
(a) Size of the development	
Will the development as a whole be out of scale with the existing environment?	No. The site includes two parcels of land (one to the east of Rusper Road and one to the west of Rusper Road) with a total area of 1.6ha. Both parcels comprise agricultural land. The parcel to the west of Rusper Road extends partially along the private access to Moat House Farm. The site is located to the north of the built-up residential area of North Horsham, to the north of the A264 and to the east and west of Rusper Road. The development would include the construction of landscaping, drainage and associated works. The development would facilitate access to the consented mixed-use development (ref. DC/16/1677) adjacent to the east and west of the site. The development would not be out of scale with the existing road network and the surrounding built development consented to the east and west of the site.
Will the design of the development as a whole fit in with the existing environment?	The design of the development is not considered to be out of scale, given the existing uses and proposed uses in the vicinity of the site.
Will it lead to further consequential development or works?	The proposals are a reserved matters application pursuant to a wider consented development and would facilitate access (ref. DC/16/1677).
(b) Accumulation with other development	
Are there potential cumulative impacts with other existing development or development not yet begun but for which planning permission exists?	<p>The potential cumulative effects have been considered within section 3.9 of this report.</p> <p>The schemes identified would not alter the findings of the cumulative assessment that has been undertaken for the consented wider scheme (ref. DC/16/1677) as detailed in the 2016 ES. Whilst a number of additional cumulative developments, not included in the 2016 ES have been identified no significant additional cumulative effects would be anticipated, due to the distance from the site.</p> <p>In addition to the above, each of the identified committed developments have required their own mitigation measures to address any adverse effects and as this reserved matters application does not introduce further development, no further significant cumulative effects are anticipated.</p>
Should the application for this development be regarded as an integral part of a more substantial project? If so, can related developments which are subject to separate applications proceed independently?	The proposals are a reserved matters application pursuant to DC/16/1677.
(c) Use of natural resources	
Will construction or operation of the development use natural resources such as land, water, material or energy, especially any resources which are non-renewable or in short supply?	The construction of the development will use resources in terms of land, water and energy as would be expected for a road development. The operation of the development is not anticipated to use these resources, unless maintenance of the road development is required.
(d) Production of waste	
Will the development produce wastes during construction or operation or decommissioning?	Construction waste would be reused and recycled where possible. Significant quantities of construction waste are not anticipated as a result of the

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	development. Waste would be disposed of in line with HDC requirements and managed in accordance with all applicable legislation and in line with best practice.
(e) Pollution and nuisances	
<p>Will the development release any pollutants or any hazardous, toxic or noxious substances to air?</p>	<p>During the construction phase, the development is anticipated to give rise to temporary local emissions associated with plant and HGV movements. The effects identified above were assessed in full within the 2016 ES and it concluded that with implementation of the mitigation measures outlined below, the resultant effects would not be significant.</p> <p>The generation of dust would be managed in accordance with standard best practice measures, enforced through a CEMP and is not anticipated to generate significant adverse effects. The activities associated with the development are not typically associated with hazardous substances or toxic emissions to air. There is not anticipated to be a requirement to store large volumes of hazardous materials. Any such materials would be stored and handled in accordance with relevant legislation.</p> <p>The site layout for construction works will be arranged to ensure that machinery and dust causing activities are located as far away from sensitive receptors as possible. Similarly, the air quality effects of road traffic by the proposed development, due to the land use masterplanning, are considered to be not significant for human health receptors. There may be some minor adverse impacts on woodland habitat within the scheme, which will be minimised through sensitive masterplanning.</p> <p>The reserved matters application falls within the previously assessed maximum quantum of development and complies with the assessed parameters in full. The effects and mitigation fully reported in the 2016 ES remains valid and no further assessment work is required.</p>
<p>Is there a potential risk from leachates or escape of wastes of other products/by-products that may constitute a contaminant in the environment?</p>	<p>Appropriate measures, in accordance with all relevant legislation, would be used to prevent accidental spillages of contaminants during the construction and use of the highways improvements once completed. The effects in relation to contamination were assessed in full within the 2016 ES. The assessment concluded that with the proposed remediation design and implementation of the mitigation measures outlined below, the resultant effects would not be significant.</p> <p>A CEMP, to be agreed with HDC and secured through a suitable planning condition, will be submitted in support of the planning application to ensure construction contractors use best practice measures to prevent land and water contamination, as well as effects on construction workers. The land uses proposed are not highly contaminative and it is not expected that there is a high risk of contaminants being released into the environment. In accordance with Condition 18 of the outline permission, a Land Contamination Preliminary Risk Assessment, Site Investigation, Remediation Strategy and Verification</p>

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	<p>Plan will be prepared and submitted in support of the planning application.</p> <p>The reserved matters application falls within the previously assessed maximum quantum of development and complies with the assessed parameters in full. The effects and mitigation fully reported in the 2016 ES remains valid and no further assessment work is required.</p>
<p>Will the development cause noise and vibration or release of light, heat, energy or electromagnetic radiation?</p>	<p>An assessment of the likely significant effects of the construction and operational phases of the development with on noise and vibration was undertaken in the 2016 ES. The potential exists for noise and vibration effects to result from the construction processes associated with the development. These effects will be managed in accordance with best practice measures, implemented through the CEMP.</p> <p>The design of the scheme has taken account of this potential impact and includes such elements as setting buildings back from the A264; the incorporation of earth bunds and acoustic barriers where required; together with specific measures for sensitive noise receptors such as housing, schools, and the business park. The assessment therefore concluded that the impacts would not be significant.</p> <p>The reserved matters application falls within the previously assessed maximum quantum of development and complies with the assessed parameters in full. The effects and mitigation fully reported in the 2016 ES remains valid and no further assessment work is required.</p> <p>Road lighting would be designed carefully in accordance with relevant British Standards and Institute of Lighting Professionals (ILP) (2011) Guidance Notes for the Reduction of Obtrusive Light. A Sensitive Lighting Strategy will be prepared and submitted in support of the planning application.</p> <p>Given the use of the development for road uses, no significant electromagnetic radiation, heat or energy releases are anticipated.</p>
<p>Will the development lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?</p>	<p>Hydrocarbons will be used as part of the construction phase of the development. This would involve plant and vehicle fuel and lubricants. The effects in relation to contamination were assessed in full within the 2016 ES. The assessment concluded that with the proposed remediation design and implementation of the mitigation measures outlined below, the resultant effects would not be significant.</p> <p>A CEMP will be submitted in support of the planning application to ensure construction contractors use best practice measures to prevent land and water contamination, as well as effects on construction workers.</p> <p>In accordance with Condition 18 of the outline permission, a Land Contamination Preliminary Risk Assessment, Site Investigation, Remediation Strategy</p>

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	<p>and Verification Plan will be prepared and submitted with the planning application.</p> <p>According to the Gov.UK website⁴, the majority of the site is located in Flood Zone 1; low probability of river flooding. An area to the south east where the Channells Brook crosses beneath the A264 is located in Flood Zone 3; high probability of river flooding. The A264 and Rusper Road are located within an area of low to medium risk from surface water flooding.</p> <p>The effects in relation to surface water and hydrology were assessed in full within the 2016 ES. The assessment concluded that with the proposed remediation design and implementation of the mitigation measures outlined below, the resultant effects would not be significant.</p> <p>The scheme avoids any development in the flood plain. In addition, surface water run-off and foul water drainage will be managed on-site during the construction and operational phases. During construction any potential effects to existing properties would be mitigated by measures set out within a CEMP. These would include avoiding works in the floodplain wherever possible, and safe storage of plant or contaminants. Sustainable drainage would be considered, and appropriate drainage design would be included within the planning application documents including a Surface Water Drainage Strategy, Foul Drainage Scheme and Flood Risk Assessment (FRA).</p> <p>The reserved matters application falls within the previously assessed maximum quantum of development and complies with the assessed parameters in full. The effects and mitigation fully reported in the 2016 ES remains valid and no further assessment work is required.</p>
(f) Risk of major accidents and/or disasters, including those caused by climate change, having regard in particular to substances or technologies used	
Will there be a risk of accidents during construction or operation of the development which would have effects on people or the environment?	During the construction phase, the contractor(s) would implement measures in accordance with Health and Safety legislation/requirements, and best practice to minimise the risks of accidents that would have effects on people or the environment. All such measures would form part of the CEMP. There are no anticipated significant risks of major accidents and/or disasters, including those caused by climate change, during the operation of the development. The development would adhere to highway safety standards.
Will the development involve use, storage, transport, handling or production of substances or materials which could be harmful to people or the environment (flora, fauna, water supplies)?	During the construction phase, certain materials may be present on the site which may be harmful to the environment. The effects in relation to hazardous substances and contamination were assessed in full within the 2016 ES. The assessment concluded that with the implementation of the mitigation measures outlined below, the resultant effects would not be significant.

⁴ <https://flood-map-for-planning.service.gov.uk/>

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	<p>All such measures would form part of the CEMP, and include the correct storage and handling of hazardous substances, as outlined in the 2016 ES.</p> <p>The reserved matters application falls within the previously assessed maximum quantum of development and complies with the assessed parameters in full. The baseline conditions are not anticipated to have changed to result in significant effects and therefore the effects and mitigation fully reported in the 2016 ES remains valid and no additional assessment is required. Given the use of the development for roads, it is not expected to involve the use, transport or production of substances or materials which could be harmful to the environment.</p>
(g) Risks to human health	
<p>What are the risks to human health such as from water contamination or air pollution?</p>	<p>The effects in relation to risks to human health from water contamination or air pollution were assessed in full within the 2016 ES. The assessment concluded that with the implementation of the mitigation measures outlined below, the resultant effects would not be significant.</p> <p>Appropriate measures, in accordance with all relevant legislation, would be used to prevent accidental spillages of contaminants during the construction of the development. For the operational phase, an appropriate drainage design to prevent contaminants entering waterbodies would be implemented as part of the development. A CEMP will be submitted in support of the planning application to ensure construction contractors use best practice measures to prevent land and water contamination, as well as effects on construction workers. The site layout for construction works will be arranged to ensure that machinery and dust causing activities are located as far away from sensitive receptors as possible. Similarly, the air quality effects of road traffic by the proposed development, due to the land use masterplanning, are considered to be not significant for human health receptors. The land uses proposed are not highly contaminative and it is not expected that there is a high risk.</p> <p>In accordance with Condition 18 of the outline permission, a Land Contamination Preliminary Risk Assessment, Site Investigation, Remediation Strategy and Verification Plan will be prepared and submitted in support of the planning application. The site is not located within, or within proximity to, an AQMA. The reserved matters application falls within the previously assessed maximum quantum of development and complies with the assessed parameters in full. The baseline conditions are not anticipated to have changed to result in significant effects and therefore the effects and mitigation fully reported in the 2016 ES remains valid and no additional assessment is required.</p>
Other characteristics	
<p>Potential physical changes (topography, land use, changes in water bodies etc.) from</p>	<p>The land use of most of the site would not significantly change as it would continue to be used for road infrastructure. The parts of the site currently</p>

SCREENING CRITERIA	PROPOSED DEVELOPMENT
construction, operation or decommissioning of the development?	<p>used for agriculture would change to infrastructure and landscaping.</p> <p>There will be no physical changes to water bodies.</p> <p>It is anticipated that the maximum changes in ground level at the site would be 2.5m. These changes in level will be seen within the context of a gently undulating landscape and existing changes in topography.</p>
2. LOCATION OF THE DEVELOPMENT	
(a) Existing and approved land use	
Are there existing land uses on or around the location which could be affected by the development, e.g. residential, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying?	<p>The site includes two parcels of land (one to the east of Rusper Road and one to the west of Rusper Road). Both parcels comprise agricultural land, with a total area of 1.6ha. The parcel to the west of Rusper Road extends partially along the private access to Moat House Farm. The development would include the construction of access, landscaping, drainage and associated works, and would change the land use from agriculture.</p> <p>Residential properties are present to the south of the site in North Horsham, however, there is a buffer of trees and some playing fields between this residential area and the A264, so that the development would have limited visual intrusion.</p> <p>The 2016 ES fully assessed the effects of the development in relation to visual impacts. The assessment concluded that with the implementation of the mitigation measures outlined below, the resultant effects would not be significant.</p> <p>The effects of the proposed development are considered to be of local importance and there are a number of proposals to compensate for the loss of trees due to the proposed development such as new planting and wildlife habitats and enhancements. The longer term residual effect will result in beneficial or not significant effects in the majority of viewpoints and receptors.</p> <p>Construction traffic, noise and dust effects from the development would also be likely but through the implementation of mitigation measures included within the CEMP, these are not expected to be significant.</p> <p>The reserved matters application falls within the previously assessed maximum quantum of development and complies with the assessed parameters in full. The baseline conditions are not anticipated to have changed to result in significant effects and therefore the effects and mitigation fully reported in the 2016 ES remains valid and no additional assessment is required.</p>
Is the development located in a previously undeveloped area where there will be loss of greenfield land?	<p>The development will result in the loss of primarily Grade 3b Agricultural Land, which is moderate to poor quality. There will be re-use of much of the surplus soil on-site, in the detailed design and gardens and green spaces, and there will also be compliance with DEFRA's Construction Code of Practice for the Sustainable Use of Soils on Construction Sites. The</p>

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	<p>2016 ES fully assessed the effects of the development on agricultural land.</p> <p>No additional agricultural land will be lost as a result of the reserved matters application. The reserved matters application falls within the previously assessed maximum quantum of development and complies with the assessed parameters in full. The baseline conditions are not anticipated to have changed to result in significant effects and therefore the effects and mitigation fully reported in the 2016 ES remains valid and no additional assessment is required.</p>
(b) Relative abundance, availability, quality and regenerative capacity of natural resources in the area and its underground*	
<p>Are there any areas on or around the location which contain important, high quality or scarce resources which could be affected by the development?</p> <ul style="list-style-type: none"> • soil • land • groundwater resources • surface waters • biodiversity • forestry • agriculture • fisheries • tourism • minerals 	<p>As outlined in the previous sections of this assessment, the 2016 ES fully assessed the effects in relation to the environmental resources listed here. The assessment concluded that with the implementation of the mitigation measures, the resultant effects would not be significant.</p> <p>No additional land or important, high quality or scarce resources will be affected as a result of the reserved matters application. The reserved matters application falls within the previously assessed maximum quantum of development and complies with the assessed parameters in full. The baseline conditions are not anticipated to have changed to result in significant effects and therefore the effects and mitigation fully reported in the 2016 ES remains valid and no additional assessment is required.</p> <p>None of the other features are present in or adjacent to the site.</p>
(c) Absorption capacity of the natural environment**	
<p>Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the development?</p>	<p>The site is not located within any sensitive area, within the meaning of the EIA regulations. There are no statutory designations within the site either i.e. there are no Scheduled Monuments, Areas of Outstanding Natural Beauty (AONBs), Sites of Special Scientific Interest (SSSIs), National Parks, World Heritage Sites, Special Areas of Conservation (SAC), Special Protection Areas (SPAs), or Ramsar Sites.</p> <p>There are no National Parks, World Heritage Sites, SACs, SPAs or Ramsar sites within 10km of the site. The High Weald AONB is located approximately 1.2km to the east of the site. The nearest SSSI is Warnham, located approximately 1.6km north west of the site. The closest Local Nature Reserve is Warnham Local Nature Reserve (LNR), located approximately 1.2km to the south west of the site. An Ecological Mitigation Management Plan will be prepared and submitted in support of the planning application.</p> <p>There are three scheduled monuments within 2km of the site, as follows:</p> <ul style="list-style-type: none"> • The Motte and Bailey Castle, located immediately adjacent to the south of the A264/Rusper Road central roundabout and east of the southbound Rusper Road spur.

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	<ul style="list-style-type: none"> • The 'Castle' Moated Site, located approximately 650m to the north east of the site. • The Moated Site 200m west of Graylands Copse, located 1.3km to the north west of the site. <p>The closest Listed Buildings to the site are the Grade II Listed Moated House, located approximately 200m to the west of the site and the Grade II Listed Channells Brook Bridge, located approximately 200m to the south of the scheme. There are a further eight Grade II Listed Buildings within 1km of the site; Hawksbourne Farmhouse, Hollywick Farmhouse, Holbrook Park House, Holbrook Park, Ryder's Farmhouse, South Lodge to Holbrook Park, Fivensgreen and Lambs Farm House.</p> <p>In addition, the Grade I Listed Parish Church of St Margaret is located 2.7km to the west of the site.</p> <p>The site is not located within or adjacent to a conservation area. The closest conservation area is Horsham, located approximately 3km to the south west of the site.</p> <p>Warnham Court is located approximately 2km to the south west of the site and is a Grade II Registered Park and Garden.</p> <p>As outlined in the previous sections of this assessment, the 2016 ES fully assessed the effects in relation to the environmental features listed here. The assessment concluded that with the implementation of the mitigation measures, the resultant effects would not be significant.</p> <p>No additional features or designations will be affected as a result of the reserved matters application. The reserved matters application falls within the previously assessed maximum quantum of development and complies with the assessed parameters in full. The baseline conditions are not anticipated to have changed to result in significant effects and therefore the effects and mitigation fully reported in the 2016 ES remains valid and no additional assessment is required.</p>
<p>Are there any other areas on or around the location which are important or sensitive for reasons of:</p> <ul style="list-style-type: none"> • Wetlands, riparian areas, river mouths; • coastal zones and the marine environment; • mountains and forest areas; • nature reserves and parks; • European sites and other areas classified or protected under national legislation; • Areas in which there has already been a failure to meet the environmental quality standards laid down in Union legislation and relevant to the project, or in which 	<p>None identified, see above.</p>

SCREENING CRITERIA	PROPOSED DEVELOPMENT
<p>it is considered that there is such a failure;</p> <ul style="list-style-type: none"> • Densely populated areas; and • Landscapes and sites of historical, cultural or archaeological significance. 	
<p>Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected?</p>	<p>There are no statutory designations within, or within proximity to, the site that would be affected by the proposals owing to their spatial separation from the site. The majority of the site comprises agricultural land. To the north of the site there are several woodland parcels from Holbrook Wood in the west to Bakehouse Copse in the east, some of which comprise ancient woodland.</p> <p>A full Ecological Impact Assessment of the potential effects on ecology was undertaken in the 2016 ES. The assessment identified bats, hazel dormouse, great crested newt, reptiles, insects, birds and badger as using the site. Overall, the assessment concluded that no significant impacts on ecological receptors would arise from the scheme following the implementation of the mitigation measures.</p> <p>The assessment identified a number of ecological benefits which result from the scheme. The scheme design ensures that any loss or changes or fragmentation of habitats are minimised. As a result, the assessment of likely significant effects, both during the construction stage and operational stage of the development, is predominantly not significant.</p> <p>The reserved matters application falls within the previously assessed maximum quantum of development and complies with the assessed parameters in full. The baseline conditions are not anticipated to have changed to result in significant effects and therefore the effects and mitigation fully reported in the 2016 ES remains valid and no additional assessment is required.</p> <p>An Ecological Mitigation Management Plan will be prepared and submitted in support of the reserved matters planning application and will include retention of vegetation where possible, best practice construction measures, habitat creation and management measures to maintain and increase the biodiversity value of the site. An Arboricultural Survey, Impact Assessment and Method Statement will be undertaken and submitted with the planning application. Any tree surgery works will be undertaken in accordance with the requirements of <i>BS3998:2010 British Standard Recommendations for Tree Work</i> and <i>BS5837:2012 Trees in Relation to Design, Demolition and Construction</i>.</p>
<p>Are there any inland, coastal, marine or underground waters on or around the location which could be affected?</p>	<p>The site is not located within or close to a groundwater SPZ.</p>

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	<p>According to the Gov.UK website, the majority of the site is located in Flood Zone 1; low probability of river flooding. An area to the south east where the Channells Brook crosses beneath the A264 is located in Flood Zone 3; high probability of river flooding. The A264 and Rusper Road are located within an area of low to medium risk from surface water flooding.</p> <p>Channells Brook is located less than 100m to the east of the site and runs in a broadly east to south-west direction, in culvert beneath the A264.</p> <p>The effects in relation to surface water and hydrology were assessed in full within the 2016 ES. The assessment concluded that with the proposed remediation design and implementation of the mitigation measures outlined below, the resultant effects would not be significant.</p> <p>The scheme avoids any development in the flood plain. In addition, surface water run-off and foul water drainage will be managed on-site during the construction and operational phases. During construction any potential effects to existing properties would be mitigated by measures set out within a CEMP. These would include avoiding works in the floodplain wherever possible, and safe storage of plant or contaminants. Sustainable drainage would be considered, and appropriate drainage design would be included within the planning application documents including a Surface Water Drainage Strategy, Foul Drainage Scheme and Flood Risk Assessment (FRA).</p> <p>No other water bodies would be expected to be significantly affected by the development. The reserved matters application falls within the previously assessed maximum quantum of development and complies with the assessed parameters in full. The baseline conditions are not anticipated to have changed to result in significant effects and therefore the effects and mitigation fully reported in the 2016 ES remains valid and no additional assessment is required.</p>
Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?	As above, the site is not located within or close to a groundwater SPZ.
Are there any areas or features of high landscape or scenic value on or around the location which could be affected?	<p>There are no known features of landscape importance on or adjacent to the site.</p> <p>The High Weald AONB is located approximately 1.2km to the east of the site. It is not considered to be affected directly or indirectly by the development due to its distance from the proposals and the intervening built form between the AONB and the development.</p> <p>The effects in relation to landscape were assessed in full within the 2016 ES. The assessment concluded that with the proposed remediation design and implementation of the mitigation measures outlined below, the resultant effects would not be significant.</p> <p>Although there will be a notable change to the current rural landscape character of the application site, the</p>

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	<p>proposed development will retain the majority of the landscape elements, including the hedgerows, trees and wooded areas. Appropriate management plans will be implemented. In addition, the scheme will create substantial new areas of natural greenspace and open space. Therefore, the assessment concluded the development will result in overall beneficial effects.</p> <p>No new landscape designations have been implemented. The reserved matters application falls within the previously assessed maximum quantum of development and complies with the assessed parameters in full. The baseline conditions are not anticipated to have changed to result in significant effects and therefore the effects and mitigation fully reported in the 2016 ES remains valid and no additional assessment is required.</p>
<p>Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected?</p>	<p>The site includes two parcels of land (one to the east of Rusper Road and one to the west of Rusper Road) with a total area of 1.6ha. Both parcels comprise agricultural land. The parcel to the west of Rusper Road extends partially along the private access to Moat House Farm. The development would include the construction of access, landscaping, drainage and associated works, and would change the land use from agriculture.</p> <p>PRoW footpath 1575 and bridleway 1585 bisect the site at Rusper Road from west to east. Footpath 1575 begins at Old Holbrook Road and runs to the east through Moat House Farm to Rusper Road. At Rusper Road, Bridleway 1585 continues east along Bush Lane.</p> <p>The effects in relation to transport and access (including pedestrian routes) were assessed in full within the 2016 ES. The assessment concluded that with the proposed remediation design and implementation of the mitigation measures outlined below, the resultant effects would not be significant.</p> <p>The temporary construction effects and permanent operational effects will be mitigated through a series of measures including the Transport Assessment and Travel Plan. Improvements to the existing public rights of way, will significantly reduce 'severance', and allow people to cross the A264 more easily and safely. This will result in a direct, permanent and beneficial effect.</p> <p>The reserved matters application falls within the previously assessed maximum quantum of development and complies with the assessed parameters in full. The baseline conditions are not anticipated to have changed to result in significant effects and therefore the effects and mitigation fully reported in the 2016 ES remains valid and no additional assessment is required.</p> <p>A Construction Environment Management Plan will be submitted in support of the reserved matters application which will identify methods that will be</p>

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	used to manage traffic flows during the construction of the development.
<p>Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected?</p>	<p>The construction phase of the development would involve changes to traffic movements (e.g. use of heavy goods vehicles (HGV)). Construction phase traffic would use the primary road network, seeking appropriate routing to minimise effects on any potentially sensitive nearby uses. Operational traffic movements would not increase due to the development, as these would be generated by the consented residential-led development adjacent to the south west of the site and facilitated by the development.</p> <p>An assessment of the potential effects arising from the development in relation to transport and access was undertaken as part of the 2016 ES. The assessment concluded that with the proposed remediation design and implementation of the mitigation measures outlined below, the resultant effects would not be significant.</p> <p>The temporary construction effects and permanent operational effects will be mitigated through a series of measures including the Transport Assessment and Travel Plan. The air quality effects of road traffic by the proposed development, due to the land use masterplanning, are considered to be not significant for human health receptors.</p> <p>The reserved matters application falls within the previously assessed maximum quantum of development and complies with the assessed parameters in full. The baseline conditions are not anticipated to have changed to result in significant effects and therefore the effects and mitigation fully reported in the 2016 ES remains valid and no additional assessment is required.</p>
<p>Is the development in a location where it is likely to be highly visible to many people?</p>	<p>Once the consented scheme (ref. DC/16/1677) is built out adjacent to the east and west of the site, there will be residential properties that will have views into the site. However, the development would be in place before these residential properties are occupied and therefore views from these properties into the site would not change. Currently, the site is surrounded by agricultural land, Moat House Farm to the west, and playing fields and a Motte and Bailey Castle Scheduled Monument to the south of the A264. The built-up area of North Horsham is located immediately south of the site, however there is a buffer of trees and some playing fields between this residential area and the A264, so that the site would not be highly visible.</p> <p>The 2016 ES fully assessed the effects of the development in relation to visual impacts. The assessment concluded that with the implementation of the mitigation measures outlined below, the resultant effects would not be significant.</p> <p>The effects of the proposed development are considered to be of local importance and there are a</p>

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	<p>number of proposals to compensate for the loss of trees due to the proposed development such as new planting and wildlife habitats and enhancements. The longer-term residual effect will result in beneficial or not significant effects in the majority of viewpoints and receptors.</p> <p>The reserved matters application falls within the previously assessed maximum quantum of development and complies with the assessed parameters in full. The baseline conditions are not anticipated to have changed to result in significant effects and therefore the effects and mitigation fully reported in the 2016 ES remains valid and no additional assessment is required.</p>
<p>Are there any areas or features of historic or cultural importance on or around the location which could be affected?</p>	<p>There are three scheduled monuments within 2km of the site, as follows:</p> <ul style="list-style-type: none"> • The Motte and Bailey Castle north of Channells Brook Farm, located immediately adjacent to the site, to the south of the A264/Rusper Road central roundabout and east of the southbound Rusper Road spur. • The 'Castle' Moated Site, located approximately 650m to the north east of the site. • The Moated Site 200m west of Graylands Copse, located 1.3km to the north west of the site. <p>The closest Listed Buildings to the site are the Grade II Listed Moated House, located approximately 200m to the west of the site and the Grade II Listed Channells Brook Bridge, located approximately 200m to the south of the scheme. There are a further eight Grade II Listed Buildings within 1km of the site; Hawksbourne Farmhouse, Hollywick Farmhouse, Holbrook Park House, Holbrook Park, Ryder's Farmhouse, South Lodge to Holbrook Park, Fivensgreen and Lambs Farm House.</p> <p>In addition, the Grade I Listed Parish Church of St Margaret is located 2.7km to the west of the site.</p> <p>The site is not located within or adjacent to a conservation area. The closest conservation area is Horsham, located approximately 3km to the south west of the site.</p> <p>Warnham Court is located approximately 2km to the south west of the site and is a Grade II Registered Park and Garden.</p> <p>An assessment of the potential impacts on archaeology and heritage was undertaken as part of the 2016 ES. The implementation of the archaeological fieldwork, (a Written Scheme of Investigation), the scope of which will be agreed with HDC, will ensure that there will be no significant adverse effects. The Written Scheme of Investigation will be submitted for approval for the relevant land alongside the planning application.</p>

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	<p>The reserved matters application falls within the previously assessed maximum quantum of development and complies with the assessed parameters in full. The baseline conditions are not anticipated to have changed to result in significant effects and therefore the effects and mitigation fully reported in the 2016 ES remains valid and no additional assessment is required.</p>
<p>Are there any areas on or around the location which are densely populated or built-up, which could be affected?</p>	<p>Currently, the closest built-up area to the site is North Horsham, located immediately to the south of the site. Noise and lighting from the development is likely to arise from plant during the construction phase. However, this would be managed in accordance with the CEMP.</p> <p>The 2016 ES fully assessed the effects of the development in relation to visual impacts. The assessment concluded that with the implementation of the mitigation measures outlined below, the resultant effects would not be significant.</p> <p>The effects of the proposed development are considered to be of local importance and there are a number of proposals to compensate for the loss of trees due to the proposed development such as new planting and wildlife habitats and enhancements. The longer-term residual effect will result in beneficial or not significant effects in the majority of viewpoints and receptors.</p> <p>The reserved matters application falls within the previously assessed maximum quantum of development and complies with the assessed parameters in full. The baseline conditions are not anticipated to have changed to result in significant effects and therefore the effects and mitigation fully reported in the 2016 ES remains valid and no additional assessment is required.</p>
<p>Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected?</p>	<p>Dust generation during the construction phase would be managed in accordance with standard best practice measures, enforced through a CEMP and is not anticipated to generate significant adverse effects.</p> <p>The Air Quality assessment submitted with the 2016 ES did not identify any significant residual adverse environmental effects. The site layout for construction works will be arranged to ensure that machinery and dust causing activities are located as far away from sensitive receptors as possible. Similarly, the air quality effects of road traffic by the proposed development, due to the land use masterplanning, are considered to be not significant for human health receptors.</p> <p>The site is not located within an AQMA. The reserved matters application falls within the previously assessed maximum quantum of development and complies with the assessed parameters in full. The baseline conditions are not anticipated to have changed to result in significant effects and therefore the effects and mitigation fully reported in the 2016 ES remains valid and no additional assessment is required.</p>

SCREENING CRITERIA	PROPOSED DEVELOPMENT
Is the location of the development susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the development to present environmental problems?	<p>According to the Gov.UK website, the majority of the site is located in Flood Zone 1; low probability of river flooding. An area to the south east where the Channells Brook crosses beneath the A264 is located in Flood Zone 3; high probability of river flooding. The A264 and Rusper Road are located within an area of low to medium risk from surface water flooding. The site is not located within or close to a groundwater SPZ.</p> <p>The site is not located within an AQMA.</p> <p>The site is not considered susceptible to any other hazards.</p>
CHARACTERISTICS OF THE POTENTIAL IMPACT	
(a) Extent and nature of the impact	
Will the effect extend over a large area?	No. This is confined to the site (1.6ha) and the land immediately adjacent.
Will many people be affected?	<p>Residents adjacent to the south of the site will be affected by the development during the construction phase. As the development would be in place before the residential properties of the consented scheme (ref. DC/16/1677) adjacent to the west of the site are occupied, views from these properties into the site would not change. Adverse effects would be temporary and minimised through the implementation of a CEMP.</p> <p>It is not considered that people would be significantly affected by the development once operational.</p>
What will be the nature of the impact?	There would be an increase in HGV construction traffic movements; increase in noise, particularly during site construction; operational traffic movements would not increase due to the development for the principal access works, as these would be generated by the consented mixed-use development adjacent to the east and west of the site and facilitated by the development.
(b) Transboundary nature of the impact	
Will there be any potential for transboundary impact? (n.b. Development which has a significant effect on the environment in another Member State is likely to be very rare. It is for the Secretary of State to check Environmental Statements to decide whether there is likely to be such an effect in each case).	No.
(c) Magnitude and complexity of the impact	
Will there be a large change in environmental conditions?	No.
Will the effect be unusual in the area or particularly complex?	No.
Will many receptors other than people (fauna and flora, businesses, facilities) be affected?	<p>As outlined in the previous sections of this assessment, the 2016 ES fully assessed the effects in relation to the receptors listed here. The assessment concluded that with the implementation of the mitigation measures, the resultant effects would not be significant.</p> <p>No additional receptors will be affected as a result of the reserved matters application. The reserved matters application falls within the previously assessed maximum quantum of development and</p>

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	<p>complies with the assessed parameters in full. The baseline conditions are not anticipated to have changed to result in significant effects and therefore the effects and mitigation fully reported in the 2016 ES remains valid and no additional assessment is required.</p> <p>An Ecological Mitigation Management Plan will be prepared and submitted in support of the reserved matters planning application.</p>
Will valuable or scarce features or resources be affected?	No.
Is there a risk that environmental standards will be breached?	No.
Is there a risk that protected sites, areas, and features will be affected?	No.
(d) Probability of the impact	
Is there a high probability of the effect occurring?	The effects of the development can be clearly established and the probability of any effects determined with reasonable confidence.
Is there a low probability of a potentially highly significant effect?	As above.
(e) Expected, onset, duration, frequency and reversibility of the impact	
Will the effect continue for a long time?	Construction effects would be short term in duration and the operational effects would be long term.
What will result in the onset of the impact?	Development will commence following the discharge of pre-commencement conditions attached to the planning permission.
Will the effect be permanent rather than temporary?	Operational effects would be permanent. Construction effects would be temporary.
Will the impact be continuous rather than intermittent?	Construction – intermittent Operation – continuous
If intermittent, will it be frequent rather than rare?	Frequent.
Will the impact be irreversible?	Construction – Yes Operation – No
Will it be difficult to avoid or reduce or repair or compensate for the effect?	No.
(f) Possibility of effectively reducing the impact	
What is the possibility of the likely impacts arising from the Proposed Development being effectively reduced?	During the construction phase, adverse effects would be temporary and minimised through the implementation of a CEMP and best practice measures.

4 CONCLUSION

- 4.1 This screening assessment has considered whether a reserved matters application for the proposed access works, landscaping, drainage and associated works on land at North of Horsham, West Sussex is likely to give rise to significant effects on the environment. In particular, this report has considered the findings of the 2016 ES and whether any changes have occurred which warrant further assessment.
- 4.2 Planning permission for the outline mixed-use development on land north of Horsham (ref. DC/16/1677) was granted in March 2018. This scheme constituted EIA development Regulation 2 10(b) and therefore was supported by an ES that assessed the whole development, including those elements subject to the reserved matters application.
- 4.3 During construction, the potential increases in traffic, emissions and noise will be temporary, commensurate with a typical construction site and will be within the context of the construction of the consented mixed-use development to the east and west of the site (ref. DC/16/1677). Construction phase effects would be mitigated through the implementation of standard mitigation measures through a CEMP and best practice. The reserved matters application considered within this screening report would not in itself lead to significant increases in traffic, emissions and noise.
- 4.4 A full EIA was completed at the outline stage which identified and assessed the effects of the wider mixed-use development at land North of Horsham, on the environment. The 2016 ES concluded that the design of the development, as well as the proposed construction phasing programme and the incorporation of the mitigation measures, has resulted in a scheme which would not give rise to any significant environmental effects.
- 4.5 The reserved matters application falls within the previously assessed maximum quantum of development and fully accords with the parameter plans. The baseline conditions are not anticipated to have changed to result in significant effects and therefore the effects and mitigation fully reported in the 2016 ES remain valid.
- 4.6 Whilst a number of additional cumulative developments, not included in the 2016 ES, have been identified no significant additional cumulative effects would be anticipated, due to the distance from the site. In addition, each of the identified committed developments have required their own assessments and mitigation to address any adverse effects and as this

reserved matters application does not introduce further development, no further significant cumulative effects are anticipated.

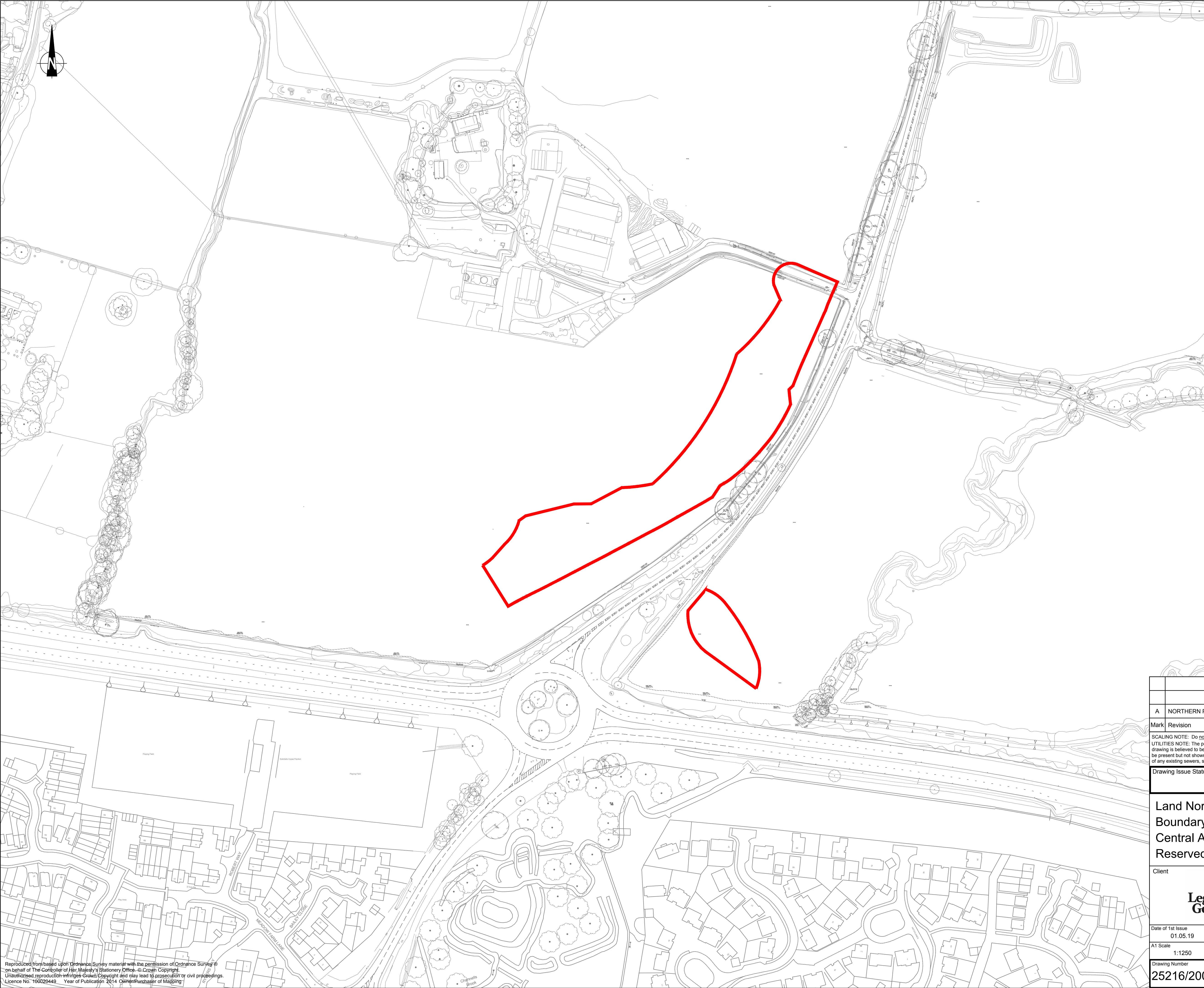
4.7 It is considered that the likely significant effects on the environment were assessed and identified at the time of the principal decision and there is no change to significance as a result of the reserved matters application. Therefore, no further EIA work is necessary to support the reserved matters application.

4.8 In accordance with validation requirements, the following documents relevant to this screening assessment will be submitted in support of the planning application:

- Ecological Mitigation Management Plan;
- Arboricultural Survey, Impact Assessment and Method Statement;
- Surface Water Drainage Strategy;
- Foul Drainage Scheme;
- Compliance Design Document;
- CEMP;
- Land Contamination Preliminary Risk Assessment, Site Investigation, Remediation Strategy and Verification Plan; and
- Archaeological Written Scheme of Investigation.

APPENDIX 1

SITE LOCATION PLAN



KEY:
 BOUNDARY OF RESERVE MATTERS

A	NORTHERN RESERVE MATTERS BOUNDARY REMOVED	07.05.19	CS	DN	-
Mark	Revision	Date	Drawn	Chkd	Appd


SCALING NOTE: Do not scale from this drawing. If in doubt, ask.
UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.

Drawing Issue Status

FOR INFORMATION

Land North of horsham,
Boundary of Principal Access Works
Central A264 / Rusper Road Access
Reserved Matters

Client



Date of 1st Issue
01.05.19

Designed
CS

Drawn
CS


A1 Scale
1:1250

Checked
DN

Approved
-

Drawing Number
25216/2001/SK030

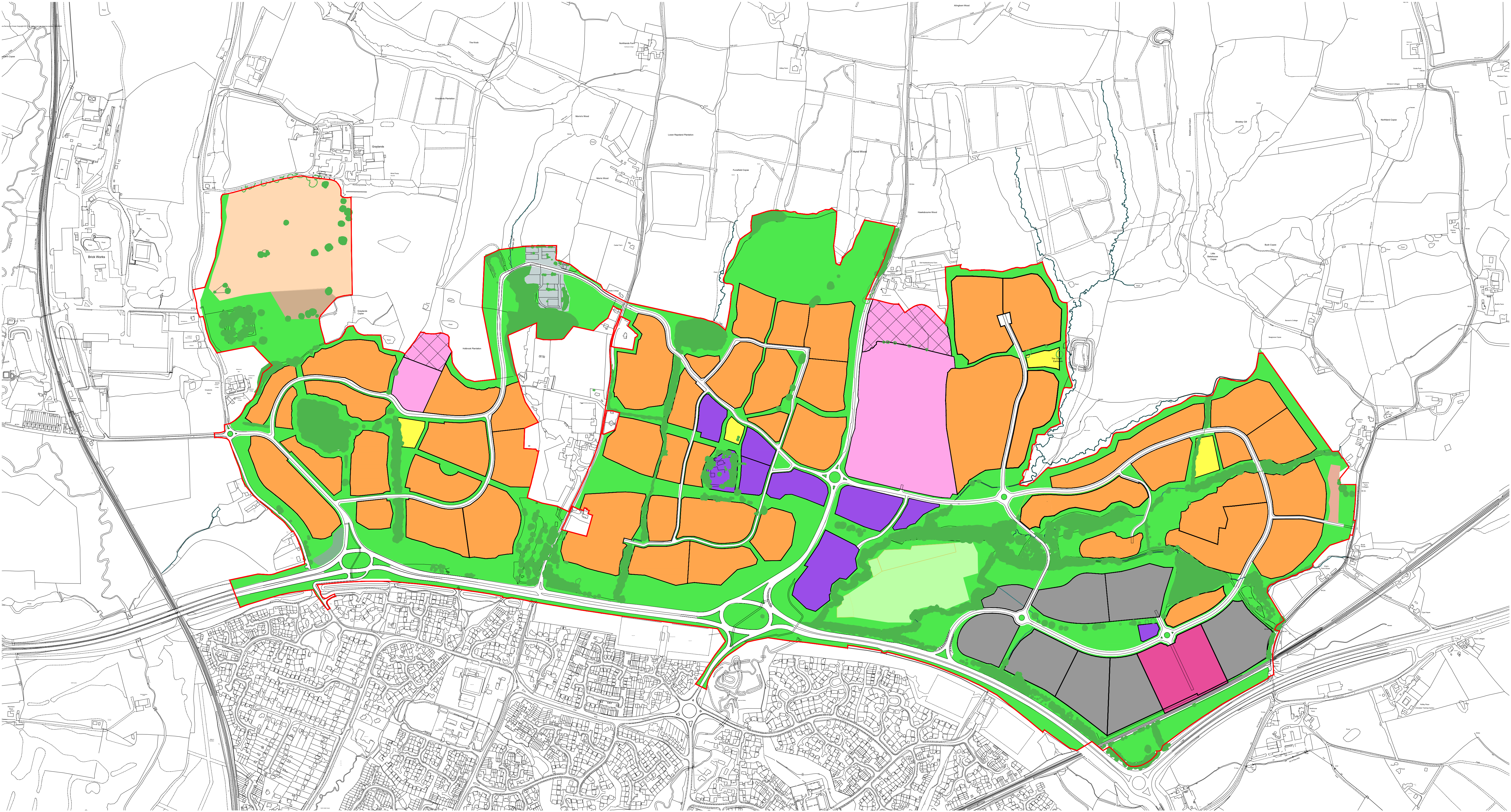
Revision
A



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APPENDIX 2

LAND USE PARAMETER PLAN



- Development Boundary
- Residential
- Commercial
- Education
- Mixed Use (Includes Retail, Food Store, Leisure, Community, Residential and Other Uses)
- Cemetery
- Allotments (including parking)
- Parkway Station
- Existing Commercial
- Sport Hub
- Green Infrastructure
- Play Areas (including buffers)
- Woodland
- Water Course
- Education Expansion

0 100 200 300 400 500

Land North of Horsham



Project		Drawing	
Land North of Horsham, Horsham, West Sussex		Parameter Plan: Land Use	
Scale	1:5000 @ A1	Drawn By	AWW
Date	May 2016	Drawing No.	2153A - 100N



Church Barn, Milton Manor Farm, Ashford Road, Canterbury, Kent. CT4 7PP
t: 01227 456699 www.bdb-design.co.uk