



**Horsham  
District  
Council**

Duffy Blathnaid  
Lambert Smith Hampton  
UK House,  
180 Oxford Street  
London  
W1D 1NN

Our ref: EIA/21/0002  
Your ref: 30600-LR-EIA-001  
Please ask for: Matthew Porter  
Email: [Matthew.porter@horsham.gov.uk](mailto:Matthew.porter@horsham.gov.uk)  
Contact Tel: 01403 215561  
Date: 26-04-2021

Dear Duffy Blathnaid,

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

**Highways Depot A24 Exist Slip Road Northbound Broadbridge Heath Horsham West Sussex RH12 3LZ**

Thank you for your request that the Council provide a formal Screening Opinion to determine whether an Environmental Impact Assessment (EIA) is required with regard to the proposed development of.

Following a review of the information provided, this Council considers the proposals to fall under Schedule 2 of the EIA Regulations, item 10b (Urban Development Projects). The proposal exceeds the criteria outlined in Schedule 2 of the Regulations (more than 1 ha of non-dwellinghouse development with car parking, access roads and Class E units), and is therefore necessary to consider whether the development would be likely to have significant effects on the environment. In making this assessment the Council has taken into account Schedule 3 of the EIA regulations paying attention to the development characteristics, location and nature of the impacts. The results of this assessment are included with this letter for information. When forming this Screening Opinion, the Council has drawn on information set out in your Screening Request and other available guidance.

The site is within an Archaeological Notification Area (recorded as Land Surrounding the Wickhurst Green Development, Broadbridge Heath) and Heat Priority Area (HDPF Policy 36) and Bat Sustenance Zone (HDPF Policy 31). Having regard to the latter, The Mens SAC/SSSI is located approximately 14km to the west of the site. The Mens SAC/SSSI comprises mature beech woodland which supports Barbastelle bats (a European Protected Species). An Appropriate Assessment screening under the Habitats Regulations maybe required on this proposal. A planning application should be supported by an Ecology Assessment and appropriate surveying.

The indicative threshold criteria, provided through the planning policy guidance, identifies that EIA is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination. Therefore, key issues to consider are identified to be the physical scale of development and their potential increase in traffic, emissions and noise.

In consideration of the information discussed above, it is our assessment that whilst the Proposed Development is of sufficient size to qualify as a Schedule 2 development the considerations above indicates that the location is not in an area of particular environmental sensitivity and the nature of the development aligns with the adjoining land uses and is not one that is likely to give rise to significant environmental effects in the proposed location, and in this case, EIA is not required.

I confirm that this letter forms Horsham District Council's formal screening opinion and will be placed on the public register.

Yours sincerely,

Matthew Porter  
Senior Planning Officer