

1 Introduction

Introduction

- 1.1 Legal & General (Strategic Land North Horsham) (hereby referred to as the 'Applicant') is submitting an outline planning application (all matters reserved) for an Employment Park comprising flexible commercial, industrial, and logistics uses (Use Classes E(g), B2, B8), healthcare (Class E(e) including pharmacy) and commercial leisure, (hereafter described as the 'Proposed Development') located on land north of Horsham (the 'Site').
- 1.2 The Site is located within the administrative area of Horsham District Council ('HDC') on approximately 17.21 hectares ('ha') of land and is shown on **Figure 1.1**.
- 1.3 This Environmental Statement (ES) sets out the findings of an EIA undertaken for the Proposed Development. Refer to **Chapter 3** for the description of the Proposed Development.
- 1.4 The Proposed Development is an employment park, previously proposed as primarily the business park under the outline planning application approved by HDC in March 2018 under the reference DC/16/1677 (hereby referred to as the 'consented development') for a *'Outline planning application with all matters reserved except access for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m²), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure'*. An ES was submitted in August 2016 to support the outline application for the consented development (the '2016 ES'), and an ES Addendum submitted in 2017 (the '2017 ES Addendum').
- 1.5 The time limit for the submission of Reserved Matters (RM), pursuant to the Outline Planning Permission (OPP) on the Employment Land has passed. Reserved Matters across the remainder of the consented development have been approved and have begun to be built out, and at the time of writing there have been 249 dwelling completions across RM1 and RM2.
- 1.6 A new outline application is therefore required for a flexible use of the land previously proposed as a business park, to respond to changing market demands, as well as including revised proposals for a commercial leisure facility and health centre, which were previously proposed elsewhere in the consented development.
- 1.7 This ES has been prepared to assess the net change of the Proposed Development (employment park) from the consented development, as the previous 2016 ES and 2017 ES Addendum reported major beneficial, and moderate beneficial / adverse residual effects which are deemed to be significant in EIA terms.

Requirement for EIA

- 1.8 Environmental Impact Assessment (EIA) is a process by which development proposals deemed likely to have significant environmental effects are appraised. EIA is a means of drawing together, in a systematic way, an assessment of a development's likely significant environmental effects. This helps to ensure that the importance of the predicted significant environmental effects, and the scope for reducing them, are properly understood before a decision is made. Information on the likely significant effects of the Proposed Development has been gathered and is presented in this document, the ES. The ES will inform the decision-maker of the likely significant environmental effects of the Proposed Development both during construction and operation, and proposes mitigation measures to prevent, reduce or offset any significant adverse effects on the environment.
- 1.9 The Proposed Development falls under Schedule 2 development as defined by the *Town and Country Planning (Environmental Impact Assessment) Regulation 2017ⁱ* as amended (the 'EIA Regulations'), as an "urban development project" (10, (b)), where:

'i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or

(ii) The development includes more than 150 dwellings; or

(iii) The overall area of the development exceeds 5 hectares.'

- 1.10 The Proposed Development exceeds 1ha which is not dwellinghouse development and also exceeds 5ha.

Organisation of the EIA Report

- 1.11 Regulation 18 of the EIA Regulations sets out the information an ES must include. **Table 1.1** below shows where the Regulation 18 information has been provided in this ES. **Appendix 1.1** sets out where the information required by Schedule 4 of the EIA Regulations has been provided in this ES.

Table 1.1: Location of Information Required by Regulation 18 of the EIA Regulations

Specified Information		Location within ES
Reg 18 (3) An Environmental Statement is a statement which includes at least—		
(a)	<i>a description of the Proposed Development comprising information on the Site, design, size and other relevant features of the Proposed Development;</i>	Chapter 3 – Site and Proposed Development
(b)	<i>a description of the likely significant effects of the Proposed Development on the environment;</i>	Technical chapters 6-10
(c)	<i>a description of any features of the Proposed Development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment</i>	ES Chapter 3 – Site and Proposed Development, Chapter 5 Construction and Phasing, and technical chapters 6-10
(d)	<i>a description of the reasonable alternatives studied by the developer, which are relevant to the Proposed Development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the Proposed Development on the environment;</i>	Chapter 4 – Alternatives and Design Evolution
(e)	<i>a non-technical summary of the information referred to in sub-paragraphs (a) to (d);</i>	Separate standalone Non-Technical Summary (NTS)
(f)	<i>any additional information specified in Schedule 4 relevant to the specific characteristics of the particular Development or type of Proposed Development and to the environmental features likely to be affected</i>	Technical chapters 6-10
Reg 18 (4) An Environmental Statement must---		
(a)	<i>where a scoping opinion or direction has been issued in accordance with regulation 15 or 16, be based on the most recent scoping opinion or direction issued (so far as the Proposed Development remains materially the same as the Proposed Development which was subject to that opinion or direction);</i>	No scoping opinion has been issued
(b)	<i>include the information reasonably required for reaching a reasoned conclusion on the significant effects of the development on the environment, taking into account current knowledge and methods of assessment; and</i>	Technical chapters 6-10
Reg 18 (5) In order to ensure the completeness and quality of the Environmental Statement—		
(a)	<i>the developer must ensure that the environmental statement is prepared by competent experts;</i>	A 'Statement of Expertise' as required by Regulation 18 (5)(b) of the EIA Regulations 2017 is provided in Appendix 1.2.
(b)	<i>the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.</i>	See Appendix 1.2 'Statement of Expertise'

ES Structure

- 1.12 Volume 1 of this ES comprises 11 Chapters and is supported by Figures (located at the back of Chapters within Volume 1) and Technical Appendices (which are located within a separate Volume 2). A **Non-Technical Summary** (NTS) of the full ES is provided as a separate standalone document. **Table 1.2** sets out the structure of the ES.

Table 1.2: ES Structure

Chapter No.	Chapter Title	Description
Volume 1		
1	Introduction	Introduction to the ES, EIA requirements, details of project team, EIA organisation and availability.
2	EIA Methodology	Methods used to prepare each Chapter, description of the EIA structure and content, generic significance criteria, scoping and consultation.
3	Site and Proposed Development Description	Site description and details of the Proposed Development.
4	Alternatives and Design Evolution	Outline of the main alternatives considered by the Applicant.
5	Construction Methodology and Phasing	Details of anticipated programme for development and construction methodology.
6	Socio Economics	Assessment of the effects of the Proposed Development on socioeconomics.
7	Biodiversity	Assessment of the effects of the Proposed Development on biodiversity.
8	Air Quality	Assessment of the effects of the Proposed Development on air quality.
9	Noise and Vibration	Assessment of effects of the Proposed Development on noise and vibration.
10	Climate Change	Assessment of effects of the Proposed Development on climate change.
11	Summary and Residual Effects	Detailed summary of the findings within the ES.
Volume 2	Technical Appendices	Technical data and reports to support the Chapters in Volume 1.
Standalone Document	Non-Technical Summary	Summary of the ES in non-technical language.

Project Team

Table 1.3: Project Team

Organisation	Expertise and Contribution
Legal & General (Strategic Land North Horsham)	The Applicant
Stantec	Introduction, EIA methodology, Site and Development Description, Alternatives and Design Evolution, Construction Methodology and Phasing, Socio Economics, Noise and Vibration, Summary and Residual Effects, Non-Technical Summary
Derek Finnie Associates	Biodiversity
Tetra Tech RPS	Air Quality
Hoare Lea	Climate Change

ES Availability

- 1.13 Electronic copies of the ES can be made available at a cost of £15. Requests for paper copies, and quotes, can be made from:

Environmental Planning Team
Stantec UK Limited
3rd Floor Arthur Stanley House
52 Tottenham Street
London, UK
W1T 4PW

Email: **London.uk@stantec.com**
Tel: 020 7446 6888

- 1.14 The ES should be made available for public viewing. Comments on the planning application can also be made via the Council's website (<https://www.horsham.gov.uk/planning>) or can be forwarded to the Planning Department at the email address below:

Planning@horsham.gov.uk

References

ⁱ The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (2017), available at: https://assets.publishing.service.gov.uk/media/5a81a77fe5274a2e8ab55252/SI-Town_and_Country_Planning.pdf