Horsham District Council

Nexus Planning
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Our ref: EIA/24/0007
Your ref:
Email: Jason.hawkes@horsham.gov.uk
Direct Line: 01403 215162
Date: 7 January 2025

Dear Sir / Madam

Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)
Request for EIA Screening Opinion for Former Novartis Site (Phases 1, 2 & 3), Wimblehurst Road Horsham

I refer to your details for the development of the Former Novartis Site, Wimblehurst Road, for approximately 455 dwellings, requesting that the Council provide a formal Screening Opinion to determine whether an Environmental Impact Assessment (EIA) is required in respect of the forthcoming planning applications. The proposals for the development of the site are as follows:

Phases 1 and 2

Residential development comprising approximately 211 dwellings, including the conversion of 'Building 3' and the demolition of 'Building 36'. Vehicular access taken from Wimblehurst Road. Car and cycle parking, landscaping and open space and associated works. The replacement of the existing cedar trees at the site.

Phase 3:

Residential development comprising approximately 244 dwellings. Vehicular access taken from Parsonage Road. Car and cycle parking, landscaping and open space and associated works.

Following a review of the information provided, this Council consider the proposals to fall under Schedule 2 of the EIA Regulations, item 10b (Urban Development Projects). The proposals exceed the criteria outlined in Schedule 2 of the Regulations, and it is therefore necessary to consider whether the developments 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 the Screening Request and other available guidance.

The proposed development does not adjoin any nature conservation or landscape designations and has not been identified as being at risk from flooding. Whilst it is considered that there are likely to be impacts which arise from the development, particularly those on ecology, transport and construction works, these are not so significant that they need to be dealt with outside from the normal planning application process.

On balance, it is considered that the overall scale and nature of the impacts that would arise from the scheme do not require an EIA, and that the environmental issues arising from the development can be dealt with as part of the usual planning application process.

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

Yours sincerely

Jason Hawkes
Principal Planning Officer