



The Planning Inspectorate

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Your Ref: DC/22/0068

Our Ref: APP/Z3825/W/24/3349522

Date: 18 October 2024

Sent by email:

planning@horsham.gov.uk

Dear Sir / Madam

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')

Appeal by: Stewart Heath

Site Address: Smithers Farm, Guildford Road, Rudgwick, Horsham

I refer to the above appeal. The Secretary of State has considered the application in accordance with Regulation 14 (1) of the above Regulations.

The development proposed, namely, erection of a dwelling house and change of use of existing dwelling into office, falls within the description at 10 (b) of Schedule 2 to the above Regulations. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

The threshold criteria at 10 (B) of Schedule 2 to the above Regulations are not exceeded, however the Proposed Development is within the Zone of Influence of the Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site located c. 14.8km southwest. The Proposed Development falls within the Sussex North Water Supply Zone. The Appellant has provided a Water Neutrality Statement (undated) identifying proposed mitigation measures. These include the installation of water reducing appliances and water harvesting. The statement indicates that the measures will reduce water usage and provide a water gain of 454L per day.

Small-scale impacts on sensitive European sites located in proximity to the Proposed Development will be relevant to the assessment in accordance with the Habitats Regulations. Having regard to the characteristics of the impacts and considering the nature, scale and location of the Proposed Development, whilst there may be some impact on the nearby designated sensitive areas as a result of this development, it

would not be of a scale and nature likely to result in significant environmental effects triggering the need for EIA.

This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 14(1) and 7(5) of the above Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 28(1) of the above Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

(This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.)

Yours faithfully

Hafren Thomas

**Hafren Thomas
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)**

cc: Mr Robert Gifford von Schiller - Agent - rfb.gvs@gmail.com

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<https://acp.planninginspectorate.gov.uk/>